

From: Matthew Fox
Sent: 12 June 2022 10:27
To: David Fowler
Subject: Planning Application 2022/0528/P

Hello David

I am writing to object the the Land Securities application for the O2 site. I live at 41 Compayne Gardens, so I will be a close neighbour to the new development. My concerns are

- Too dense so that the neighbourhood infrastructure will not be able to cope
- Construction is out of keeping with the residential housing in the area
- The area badly needs to keep at least one large supermarket. Ideally there should be 2 so the imminent addition of Aldi to Sainsbury's at the O2 is most welcome and it would be a huge problem to see all of that disappear.

I hope you will insist on significant changes

Kind regards

Matthew

Matthew Fox

From: Gina Power
Sent: 10 June 2022 19:59
To: David Fowler
Subject: Please refuse this application

Dear Mr Fowler

I have attended all the community consultation events held in relation to application 2022/0528/P and in consequence I am asking you to refuse this application.

My main reasons for this are:

1. There is no evidence at all that it will be of any benefit to the local community – in fact it will be of huge detriment to the local community, with scarce local amenities (GP surgeries and schools in particular) becoming even scarcer, uninspiring architecture and the loss of the O2 centre, which although not 'beautiful' is a place which is in many local residents' memories.
2. The height of the towers is above five/six floors - the level after which local community is not created, according to revered architect and planner Jan Gehl.
3. It will bring 4,500-5,000 new residents into the area, with no change in infrastructure. Affordable housing is minimum and most will be for rental, to house transient communities ... again, not factors that add to social inclusion or a sense of community.
4. The demolition of the O2 will increase carbon emissions.
5. The site is very dense – and the architecture and project are definitely not in for any kind of award ... London should be creating regional-leading projects, on par with those planned in cities like Paris

and Milan. The architecture and design is uninspiring, depressing, and the buildings look like 21st century slums, which I am sure will have a knock on effect on mental health and wellbeing.

6. There is very little green space or nature being introduced. This is essential for biodiversity and to meet climate targets.

7. Although there is no parking there will be deliveries and taxis going into the site for 5,000 people - this will put a lot more vehicles on the road.

8. The housing is not for local people, especially the young – as there is limited affordable housing.

9. 15 years of building works for something that will be of no benefit for local residents and the local community?

10. Lastly, having taken part in all the community consultations, NO consideration of what local residents say has been taken on board. This scheme is entirely for the benefit of the developer and their investors and entirely against social and environmental wellbeing of the area and its residents now and in the future.

Please refuse this application, and keep the limit at 5-storeys, with more green space, the refurbishment of the O2 centre and the building of adequate infrastructure first.

Thank you,

Georgina Power
83 Canfield Gardens
London NW6 3EA

From: Su Fowler
Sent: 10 June 2022 17:14
To: David Fowler
Subject: 02 Center/West Hampstead

Dear Mr Fowler (no relation!)

I'm writing as a taxpayer to express my abject horror upon seeing the plans for so-many out of character high-rises in the space that now comprises the parking lot, the Sainsbury and the cinema.

Hasn't study after study shown that low-rise is the way to go? For social reasons as well as safety?

I live in a nearby conservation area and cannot imagine the agony of co-existing with 15 years of construction noise and dirt... all while losing access to valuable services like Home Base, Sainsbury and a cinema.

And why would Camden agree to eliminate the one sizable and affordable food store in the area? Prices at the smaller shops and even Waitrose are much higher and the disparity is only getting worse as prices rise 30, 40 even 50 percent. The 02 Sainsbury also has the only reasonably priced clothing in the area. The shops in Kilburn are already overcrowded so all the West Hampstead shoppers won't be able to go there in any efficient manner.

Then there will be the added congestion from more cars and more commuters. You already can't walk to the tube stop without literally bumping into hordes of people.

Obviously more housing is needed. But if the development behind the M&S is anything to go by, only wealthy people or non-residents who plan to rake in AirBnB money will benefit even as those of us who've paid our high Camden taxes over the years will actually LOSE important services.

Please don't let this plan proceed as is.

Regards,
Susanne Fowler

From: davidfut
Sent: 10 June 2022 06:27
To: David Fowler
Subject: 2022/0528/p

Dear Mr Fowler

I disapprove of this scheme in application **2022/0528/P** and wish to object:

- The development, is a destructive over-densification of the site – 6x Camden average.
- The heights of the towers are out of keeping with the surrounding landscape and conservation areas.
- It brings [4500-5000](#) new residents to the area - which existing infrastructure cannot sustain.
- All the flats are for rent with the minimum affordable.
- West End Lane & Finchley Road tube stations have no step- free access, are congested at peak times with already-overcrowded trains
- The loss of the O2 centre, a community hub, providing the large well-supported supermarket, Sainsbury's - is damaging for the integration and resilience of our established neighbourhood .
- Demolishing the O2 Centre itself, with the removal of all short-term shopper parking and a piecemeal rebuilding of smaller versions of some of its amenities, will generate additional carbon emissions, fragmented social resources and increased traffic disruption in the surrounding area.

David Futerman NW6 resident

From: Nikhil Chandra
Sent: 13 June 2022 12:14
To: David Fowler
Subject: Feedback on 2022/0528/P

Dear Mr Fowler,

I am writing to give feedback on the planning application mentioned above.

I am very much against the proposed plan:

- the plan would cram in residents in a density more than 6x Camden's average density, thereby causing further overcrowding of pavements and public transport
- current residents would lose integral services and amenities at the O2 Centre, Sainsbury's, the car parking, and other food and retail shops

Ultimately the lack of retail, leisure, and grocery options would make life for current residents (even) more difficult-- an upgrade of the O2 Centre makes much more sense from an infrastructure and environmental perspective-- and most importantly from an urban planning perspective.

Many thanks,
Nikhil Chandra
NW6 3PY

From: Bahl, Manoj
Sent: 16 June 2022 12:13
To: David Fowler
Cc: Bahl, Manoj
Subject: Objection to Redevelopment of O2 (Planning Application 2022/0528/P)
Importance: High

Mr Fowler,

I have to raise the strongest possible objection to this scheme proposed by Land Securities.

- The local neighbourhood cannot support such a large development in terms of the construction disruption and the long term effect in terms of congestion and burden on our local services. The height of the proposed buildings and the density of the housing is unacceptable.
- In addition the existing facilities at the O2 are integral to our neighbourhood and have always been well used (prior to Land Securities raising rents to force the businesses to close this supporting their case for redevelopment). We need a superstore, leisure facilities and parking as there is none available on the roads within the whole of NW3 and NW6.
- Camden Council has already plagued West Hamstead with approval of a number of large residential developments over the past 10 years which are not in keeping with the local environment.

There is nobody in our community which supports this scheme. Camden Council is wholly out of touch and the residents are sick of these large scale proposals in our community which are an eyesore and not in keeping with the neighbourhood.

We the local residents and council tax payers do not want this redevelopment and will fight it every step of the way through every available officious channels and by highlighting the manner by which these monstrosities are being approved by the Council in the local and national press. I am also raising this issue to our local MP as clearly Camden Council is failing to represent its constituents or reflect their wishes.

Regards,

Manoj

Manoj Bahl
Senior Managing Director

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From: Charlotte Landry-Jennings

Sent: 16 June 2022 19:42

To: David Fowler

Subject: The O2 Centre re-development application: 2022/0528/P

Dear David

I disapprove of this scheme in application **2022/0528/P** and wish to object:

- The development, is a destructive over-densification of the site – 6x Camden average.
- The heights of the towers are out of keeping with the surrounding landscape and conservation areas.
- It brings 4500-5000 new residents to the area - which existing infrastructure cannot sustain.
- All the flats are for rent with the minimum affordable.
- West End Lane & Finchley Road tube stations have no step-free access, are congested at peak times with already-overcrowded trains
- The loss of the O2 centre, a community hub, providing the large well-supported supermarket, Sainsbury's - is damaging for the integration and resilience of our established neighbourhood .
- Demolishing the O2 Centre itself, with the removal of all short-term shopper parking and a piecemeal rebuilding of smaller versions of some of its amenities, will generate additional carbon emissions, fragmented social resources and increased traffic disruption in the surrounding area.

Charlotte Landry-Jennings
Camden Resident

From: nadine landry

Sent: 16 June 2022 17:29

To: David Fowler

Subject: The O2 Centre re-development application: 2022/0528/P

Dear David

I disapprove of this scheme in application **2022/0528/P** and wish to object:

- The development, is a destructive over-densification of the site – 6x Camden average.
- The heights of the towers are out of keeping with the surrounding landscape and conservation areas.
- It brings 4500-5000 new residents to the area - which existing infrastructure cannot sustain.
- All the flats are for rent with the minimum affordable.
- West End Lane & Finchley Road tube stations have no step-free access, are congested at peak times with already-overcrowded trains
- The loss of the O2 centre, a community hub, providing the large well-supported supermarket, Sainsbury's - is damaging for the integration and resilience of our established neighbourhood .
- Demolishing the O2 Centre itself, with the removal of all short-term shopper parking and a piecemeal rebuilding of smaller versions of some of its amenities, will generate additional carbon emissions, fragmented social resources and increased traffic disruption in the surrounding area.

Nadine Landry

West Hampsteas resident

From: Val Jennings
Sent: 17 June 2022 12:09
To: David Fowler
Subject: O2 Centre re-development application: 2022/0528/P

Dear Sir

I disapprove of this scheme in application **2022/0528/P** and wish to object:

- The development is a destructive over-densification of the site – six times the Camden average.
- The heights of the towers are out of keeping with the surrounding landscape and conservation areas.
- It brings 4500-5000 new residents to the area, which the existing infrastructure cannot sustain.
- Both West Hampstead and Finchley Road tube stations have no step-free access, and are congested at peak times with already-overcrowded trains.
- The loss of the O2 Centre, including the large well-supported supermarket Sainsbury's, is damaging for the integration and resilience of our established neighbourhood.
- Demolishing the O2 Centre itself, with the removal of all short-term shopper parking and a piecemeal rebuilding of smaller versions of some of its amenities, will generate additional carbon emissions, fragmented social resources and increased traffic disruption in the surrounding area.

Yours sincerely

Val Jennings

Kylemore Road, NW6 2PT

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the Company monitors e-mails sent or received. Further communication will signify your consent to this.

From: Ruth Max
Sent: 12 June 2022 23:00
To: David Fowler
Subject: Re: Planning Application 2022/0528/P

Dear Mr Fowler,

All of us in the NW6 area are extremely concerned and very worried about the intentions of Landsec with regard to the O2 centre.

After numerous zoom meetings and consultations, we are none the wiser about what is actually planned to replace the Centre.

Whilst I agree that the Centre has its shortcomings and could provide a much better range of communal facilities and amenities, tearing it down to be replaced by 12 tower blocks, each 12-15 storeys high, will only add to the misery and in no way alleviate the situation.

Adding 5000+ residents in an area that is already very crowded, will be a social disaster.

Crowded living conditions, taking away the few facilities that we have in the O2 centre, additional pressure to be put on the transport facilities, taking away crucial shopping possibilities like Sainsbury's, Homebase, with no real idea of what to expect in their place - except for vague architectural drawings and nothing concrete - not to mention the impact all of this will have on our environmental conditions, will turn our neighbourhood into a concrete dump forever.

Meanwhile the ongoing deterioration of the Finchley Road - shops and services closing, almost no retail, few restaurants - only chains, and everything looking drab and rundown - only exacerbates the misery of our community.

Why is it not possible to work on improving the existing O2 centre instead of tearing it down?

Why is nothing being done to improve the Finchley Road and the retail business? Do we really need half a dozen nail and hairdressing salons, betting shops, Poundland, charity shops???

We are asking you and your colleagues on the Council to halt this over development plan which will only bring long term harm to the infrastructure and the local environment.

Thank you in advance for your urgent attention in this matter.

Kind regards,

Ruth Rembaum - Max
31 Compayne Gardens